

August 14, 2008

MSCP FINDINGS

SHELLSTROM CONDOMINIUMS, TPM 20850, S 04-066, LOG NO. 04-14-025

Summary

The project proposes to build four, two-story, two bedroom condominium units on the last undeveloped lot on Lakeshore Drive in the Community Planning area of Lakeside. The project site is located within the *Metro-Lakeside-Jamul* segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

There are no sensitive habitats or species within the proposed project area. The site is entirely **urban/ developed** and does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to **urban/developed habitat** do not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.